

PB# 06-21

**NW Business Park
(LLC)**

4-2-16.1 & 16.4

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY
DATE: 10-17-2006

06-21

New Windsor Business Park
Rt. 300 - Lot Line Change

06-21

Map Number 1093-06 City 1
Section 4 Block 2 Lot 16.4 Town 1 Village 1 New Windsor
Title: New Windsor Business Park

Dated: ~~9-26-06~~ 7/5/06 Rev 12-18-06 Filed

Approved by Neil Schuseger
on 10-17-06

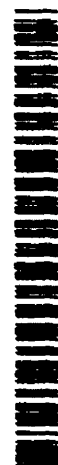
Record Owner New Windsor Business Park Associates

lot line chg*

DONNA L. BENSON
Orange County Clerk

Total - \$10.00

RECORDED/FILED ORANGE COUNTY
BOOK 02006 PAGE 1093
12/18/2006/ 10:48:35
FILE NUMBER 20060133900
RECEIPT#669703 patti





Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

December 18, 2006

Orange County Clerk – Map Division
Main Street
Goshen, NY 10924

ATTENTION: DONNA BENSON, COUNTY CLERK

Dear Ms. Benson:

The Town of New Windsor, by copy of this letter, hereby accepts the changes in wording as made to the Lot Line Change Plan for New Windsor Business Park, Map #6026, signed approved on October 17, 2006.

If you have any questions, please feel free to call.

Very truly yours,

Myra Mason, Secretary to the Planning Board

MLM:mlm

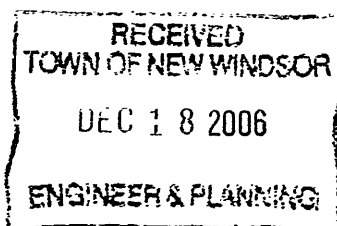
12/18/06

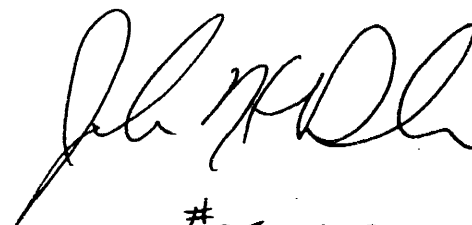
PLANNING BOARD,

I HAVE ADDED 2 NOTES TO THE
SUBDIVISION PLAT.

- 1.) ADDED WORDS "RECORD OWNER"
TO OWNER ENDORSEMENT AREA.
- 2) ADDED THE WORDING "BASED
ON AN ACTUAL FIELD SURVEY
WITH A MAY 4, 2006 ~~DATE~~ OF
COMPLETION".

NO CHANGES HAVE BEEN MADE TO
METES + BOUNDS OF THE PROPERTY.




LS #050572

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#781-2006

09/26/2006

NW Business Park

Received \$ 150.00 for Planning Board Fees, on 09/26/2006. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB# 06-21

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 6-21

NAME: LOT LINE CHANGE - NEW WINDSOR BUSINESS PARK
APPLICANT: NEW WINDSOR BUSINESS PARK ASSOCIATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/25/0606	P.B. MINUTES	CHG	7.00		
05/19/2006	REC. CK. W/06-20	PAID		200.00	
05/25/2006	P.B. ATTY. FEE	CHG	35.00		
09/20/2006	P.B. ENGINEER FEE	CHG	172.50		
09/26/2006	REC. CK. #8518	PAID		14.50	
		TOTAL:	214.50	214.50	0.00

jk
5/26/06

Town of New Windsor

555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

**RECEIPT
#354-2008**

07/02/2008

North Plank Dev. Co.
5020 Route 9w
Newburgh, NY 12550

Received \$ 125.00 for Planning Board Fees, on 07/02/2008. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk

PB# 07-21 approval fee

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/02/2008

PAGE: 1

LISTING OF PLANNING BOARD FEES
4% FEE

FOR PROJECT NUMBER: 7-21
NAME: NORTH PLANK DEV CO
APPLICANT: NORTH PLANK DEV CO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
11/05/2007	2% OF \$164,770. INSPECT F	CHG	3295.00		
07/01/2008	REC. CK. #851	PAID		3295.00	
		TOTAL:	3295.00	3295.00	0.00

Received by Henry 7-2-08

P.B. #07-21 Inspection Fee

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

North Plank Development Co.LLC 5020 RTE 9W Newburgh, N.Y. 12550	Empire State Bank 68 North Plank Road Newburgh, N.Y. 12550	851 Date 06/20/2008
---	--	---------------------------

*** Three Thousand Two Hundred Ninety Five Dollars And Zero Cents ***

Amount
\$3,295.00

Pay To The Order of
Town of New Windsor
555 Union Ave
New Windsor, NY 12553

Bldg #2 Temple Hill Rd

851 06/20/2008 \$3,295.00

APPEARS WITH HEAT

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 07/02/2008

PAGE: 1

LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 7-21
NAME: NORTH PLANK DEV CO
APPLICANT: NORTH PLANK DEV CO

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/08/2007	P.B. MINUTES	CHG	56.00		
08/21/2007	REC.CK. #54378	PAID		750.00	
09/26/2007	P.B. MINUTES	CHG	105.00		
11/05/2007	P.B. ATTY FEE	CHG	245.00		
11/05/2007	P.B. ENGINEER FEE	CHG	737.80		
07/01/2008	REC. CK. #850	PAID		393.80	
		TOTAL:	1143.80	1143.80	0.00

Received of Henry 7-2-08

P.B. #07-21 ESCROW

ORIGINAL DOCUMENT PRINTED ON CHEMICAL REACTIVE PAPER WITH MICROPRINTED BORDER

North Plank Development Co.LLC
5020 RTE 9W 565-2800
Newburgh, N.Y. 12550

Empire State Bank
68 North Plank Road
Newburgh, N.Y. 12550

850

Date
06/20/2008

*** Three Hundred Ninety Three Dollars And Eighty Cents ***

Amount
\$393.80

Pay
To The
Order of

Town of New Windsor
555 Union Ave
New Windsor, NY 12553

Bldg #2 Temple Hill Rd.

850 0219138621 1200112611

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/19/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 6-21

NAME: LOT LINE CHANGE - NEW WINDSOR BUSINESS PARK

APPLICANT: NEW WINDSOR BUSINESS PARK ASSOCIATION

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
10/17/2006	PLANS STAMPED	APPROVED
06/28/2006	P.B. APPEARANCE . APPROVED SUBJECT TO MARK'S COMMENTS OF 6/28/06	LA:ND WVE PH APPR
05/25/2006	P.B. APPEARANCE	RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 10/19/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-21

NAME: LOT LINE CHANGE - NEW WINDSOR BUSINESS PARK
APPLICANT: NEW WINDSOR BUSINESS PARK ASSOCIATION

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/16/2006	EAF SUBMITTED	06/16/2006	WITH APPLIC
ORIG	06/16/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/16/2006	LEAD AGENCY DECLARED	/ /	
ORIG	06/16/2006	DECLARATION (POS/NEG)	/ /	
ORIG	06/16/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	06/16/2006	PUBLIC HEARING HELD	/ /	
ORIG	06/16/2006	WAIVE PUBLIC HEARING	/ /	
ORIG	06/16/2006	FINAL PUBLIC HEARING	/ /	
ORIG	06/16/2006	PRELIMINARY APPROVAL	/ /	
ORIG	06/16/2006	LEAD AGENCY LETTER SENT	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/26/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 6-21

NAME: LOT LINE CHANGE - NEW WINDSOR BUSINESS PARK
APPLICANT: NEW WINDSOR BUSINESS PARK ASSOCIATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/21/2006	APPROVAL FEE	CHG	150.00		
09/26/2006	REC. CK. #8517	PAID		150.00	
		TOTAL:	150.00	150.00	0.00

AS OF: 09/14/2006

CHRONOLOGICAL JOB STATUS REPORT

PAGE: 1

JOB: 87-56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSO

TASK: 6- 21

FOR WORK DONE PRIOR TO: 09/14/2006

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT	DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
									TIME	EXP.	BILLED	BALANCE
6-21	312119	06/25/06	TIME	MJE	MR	NW BUS PK L/L	115.00	0.50	57.50			
6-21	313962	06/26/06	TIME	MJE	MR	NW BUS PK LL	115.00	0.40	46.00			
6-21	312595	06/28/06	TIME	MJE	MM	NWBP LL Cond Appl	115.00	0.10	11.50			
									115.00			
6-21	317344	07/27/06				BILL 06-1796					-115.00	
											-115.00	
						TASK TOTAL			115.00		-115.00	
										0.00		0.00
						GRAND TOTAL			115.00		-115.00	
										0.00		0.00

Checked
9/14/06
1/2 57.50
\$172.50



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

OFFICE OF THE PLANNING BOARD

September 20, 2006

Dewkett Engineering, P.C.
187 E. Market Street - Suite 101
Rhinebeck, NY 12572

ATTN: KATHY DEWKETT, P.E.

SUBJECT: NEW WINDSOR BUSINESS PARK (06-21) LL CHG

Dear Kathy:

Please find attached printouts of fees due for subject project.

Please contact your client, the applicant, and ask that payment be submitted in separate checks, payable to the Town of New Windsor, as follows:

Check #1 – Approval Fee.....	\$	150.00
Check #2 – amount over escrow posted.....	\$	14.50

Upon receipt of these checks the mylar, I will have them stamped and signed approved.

If you have any questions in this regard, please contact my office.

Very truly yours,

Myra L. Mason
Myra L. Mason, Secretary To The
NEW WINDSOR PLANNING BOARD

MLM

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/20/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEE**
ESCROW

FOR PROJECT NUMBER: 6-21

NAME: LOT LINE CHANGE - NEW WINDSOR BUSINESS PARK

APPLICANT: NEW WINDSOR BUSINESS PARK ASSOCIATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/25/0606	P.B. MINUTES	CHG	7.00		
05/19/2006	REC. CK. W/06-20	PAID		200.00	
05/25/2006	P.B. ATTY. FEE	CHG	35.00		
09/20/2006	P.B. ENGINEER FEE	CHG	172.50		
		TOTAL:	214.50	200.00	14.50

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 09/20/2006

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
APPROVAL

FOR PROJECT NUMBER: 6-21

NAME: LOT LINE CHANGE - NEW WINDSOR BUSINESS PARK

APPLICANT: NEW WINDSOR BUSINESS PARK ASSOCIATION

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
09/21/2006	APPROVAL FEE	CHG	150.00		
			-----	-----	-----
		TOTAL:	150.00	0.00	150.00

DEWKETT

ENGINEERING

187 East Market Street, Suite 101, Rhinebeck, NY 12572 • Phone: 845-876-5250 • Fax: 845-876-7209 • www.dewkett.com

July 21, 2006

P.B. 06-20
06-21

Mark J. Edsall, P.E.
Town of New Windsor Planning Board Engineer
555 Union Ave
New Windsor, New York 12553

**SUBJECT: LOT LINE REALIGNMENT
NEW WINDSOR BUSINESS PARK LOT 16.4
TOWN OF NEW WINDSOR, ORANGE COUNTY
DE NO.: 06007.00**

Dear Mark:

The plan for the SUBJECT project has been revised per your comment letter dated June 28, 2006. The revisions are as follows:

- The plan now includes a key plan showing Lot 16.1 in its entirety.
- A Bulk Table has been added to the plan.

Should you have any questions please contact me at your earliest convenience.

Very truly yours,
DEWKETT ENGINEERING, P.C.

Katherine Ann Dewkett

Katherine A. Dewkett, P.E.
President

KAD/

cc: J. Miller

DEWKETT

E N G I N E E R I N G

187 East Market Street, Suite 101, Rhinebeck, NY 12572 • Phone: 845-876-5250 • Fax: 845-876-7209 • www.dewkett.com

July 21, 2006

Mark J. Edsall, P.E.
Town of New Windsor Planning Board Engineer
555 Union Ave
New Windsor, New York 12553

**SUBJECT: SITE PLAN AMENDMENT FOR
NEW WINDSOR BUSINESS PARK LOT 16.4
TOWN OF NEW WINDSOR, ORANGE COUNTY
DE NO.: 06007.00**

Dear Mark:

We have revised the plans for the SUBJECT project. The plans have been revised per your comment letter dated June 28, 2006. The revisions are as follows:

- The parking lot has been revised to eliminate two spaces to increase the turning radius along the center aisle at the building.
- The location of the existing single Siamese connection is shown on the Existing Conditions Plan and Grading and Utility Plan. A note has been added to the Grading and Utility plan that the sprinkler system for the addition shall operate off the existing Siamese connection.
- The parking calculation has been revised as requested.
- Metes and bounds have been added to the Site Plan.

I have included a bond estimate for the site work per your request. Should you have any questions please contact me at your earliest convenience.

Very truly yours,
DEWKETT ENGINEERING, P.C.

Katherine Ann Dewkett

Katherine A. Dewkett, P.E.
President

KAD/

cc: J. Miller

DEWKETT ENGINEERING, P.C.
187 E. MARKET STREET, SUITE 101
RHINEBECK, NEW YORK 12572

JOB NAME: **New Windsor Business Park Lot 16.4 Addition**
DESCRIPTION: **Bond Estimate**
D.E. JOB NO.: **06007.000**
FILE NAME: **F:\2006\06007.000 - NWBP Lot 16.4 Addition\Calcs\[Bond estimate.XLS]S**
REVISED: **July 21, 2006**

Item Description	Unit	Quantity	Unit Price	Cost
Rough Grading for site and building	CY	1485	\$10.00	\$14,850.00
Top Course, 1-1/2" Asphalt	SY	2740	\$10.00	\$27,400.00
Base Course, 2-1/2" Asphalt	SY	2740	\$16.67	\$45,675.80
Subbase Course, 9"	CY	685	\$30.00	\$20,550.00
Concrete Curb	LF	550	\$21.00	\$11,550
Sidewalk	SF	685	\$6.00	\$4,110.00
Lighting - Pole Mounted Fixtures	EA	5	\$2,000.00	\$10,000.00
Lighting - Wall Mounted Fixtures	EA	5	\$400.00	\$2,000.00
Catch Basins, 4' avg depth	EA	6	\$1,100.00	\$6,600.00
15" HDPE pipe	LF	385	\$29.00	\$11,165.00
18" HDPE pipe	LF	74	\$30.00	\$2,220.00
Landscaping - Trees	EA	57	\$75.00	\$4,275.00
Landscaping - Shrubs	EA	9	\$50.00	\$450.00
Fire Hydrant	EA	1	\$2,500.00	\$2,500.00
Water Line	LF	42	\$50.00	\$2,100.00
Establish Turf	SY	962	\$1.00	\$962.00
Total				\$166,407.80

REGULAR ITEMS:

NEW_WINDSOR_BUSINESS_PARK_LOT_LINE_CHANGE_(06-21)

Ms. Kathy Dewkett appeared before the board for this proposal.

MR. ARGENIO: New Windsor Business Park Route 300, proposed lot line change to accommodate 6,106 square foot office addition to the existing building. This is over near Neil Schlesinger's building, I think everybody is familiar with this. This is the New York Life building, is that correct?

MS. DEWKETT: Yes.

MR. ARGENIO: Go ahead, Miss Dewkett.

MS. DEWKETT: I guess the first thing we're going to discuss is the lot line change and basically what we're doing is taking land from what's known as parcel 16.1 and adjoining it with parcel 16.4 to accommodate an addition to the building. So this is the existing building here and the addition is shown on the plan here but it would probably be easier if we showed the site plan, so this is the existing New York Life building, we're proposing an addition to it that's just over 6,100 square feet and this will be additional parking to accommodate the building. We were here the end of May and did not have any comments from the board, we did have some comments from the fire inspector and those were to provide 30 foot aisle widths for a parking lane, to add a, to make sure that the building was sprinklered, they wanted to see the sprinkler plan and also to add a fire hydrant so we did add a fire hydrant to the front of the building, we have a 30 foot--

MR. ARGENIO: Let me interrupt you for just one second. I'd like to proceed sequentially in a fashion in which

Mark has this outlined in the fashion that the application is numbered and the first thing is the lot line change and I think that's a relatively simple thing if we can dispose of that and then I'd like to talk about the site plan.

MS. DEWKETT: Okay.

MR. ARGENIO: I don't know what more you can tell us about the lot line change.

MS. DEWKETT: Probably nothing.

MR. ARGENIO: If there's any meat here it's certainly in the site plan. Mark, what about bullet number 2 layout and zoning compliance with lot 6.1, what's the deal with that?

MR. EDSALL: It's a matter of just having the surveyor prepare a larger scale drawing that would show the entirety of lot 16.1. My experience with the County Clerk's Office is that they want to see it minimum and overall plot of both parcels and with that on the plan and having a bulk table added they could for the record demonstrate that lot 16.1 still meets zoning.

MR. ARGENIO: But you believe it is in compliance?

MR. EDSALL: I don't see it as any problem.

MR. ARGENIO: That's my question right there. For the lot lane change I'll accept a motion that we declare ourselves lead agency under the SEQRA process.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board declare itself

lead agency under the SEQRA process. No further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: I want to probe number 5 a bit with you, Mark, but right now--

MR. EDSALL: Five is a non-issue because when Myra faxed over the County Planning Department response it lists both site plan and lot line so it's a non-issue.

MR. ARGENIO: This lot line change I'm going to hear from everybody about the public hearing and again when I ask you about the public hearing we're talking about preliminary and final on this application. Howard, do you see any need for a public hearing on this?

MR. BROWN: Yes.

MR. ARGENIO: Howard, this is not for the site plan application, this is just for the lot line change.

MR. BROWN: No, not for the lot line change.

MR. ARGENIO: Joe?

MR. MINUTA: No.

MR. GALLAGHER: No.

MR. ARGENIO: I agree with that, I don't see the need for it. I'll accept a motion that we waive the public hearing both preliminary and final.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board waive preliminary and final public hearing for the lot line change. No further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Mark, am I missing anything here?

MR. EDSALL: It's straightforward, I would think if you are so inclined you could make it subject to revising the map as outlined.

MR. ARGENIO: That's the map that will be filed?

MR. EDSALL: With the county.

MR. ARGENIO: At the county level, okay, unless anybody takes exception to that, I'll accept a motion for final approval for this.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning Board offer final approval for the New Windsor Business Park lot line change on Temple Hill Road subject to the map being corrected. Do you understand that?

June 28, 2006

21

MS. DEWKETT: Yes.

MR. ARGENIO: No further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

NEW_WINDSOR_BUSINESS_PARK_LOT_LINE_CHANGE_(06-21)_

(CONTINUED)

MR. ARGENIO: I'll accept a motion that Town of New Windsor Planning Board declare negative dec on the New Windsor Business Park lot line change application 06-21.

MR. MINUTA: So moved.

MR. GALLAGHER: Second it

MR. ARGENIO: Motion has been made and seconded that the Town of New Windsor Planning board declare negative dec on the New Windsor Business Park lot line change. If there's no further discussion, roll call.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Motion to adjourn?

MR. MINUTA: So moved.

MR. GALLAGHER: Second it.

ROLL CALL

MR. BROWN	AYE
MR. MINUTA	AYE
MR. GALLAGHER	AYE



PROJECT: N.W. Business Park L.L. Chg. P.B. # 06-21

NEGATIVE DEC:

M) MNS Gal VOTE: A 4 N 0
CARRIED: Y ✓ N

M) MUN S) Gal VOTE: A 4 N 0
CARRIED: Y ✓ N

M) MN S) Gal VOTE: A 4 N 0 SCHEDULE P.H.: Y N ☒

RETURN TO WORK SHOP: Y__N__

NEED NEW PLANS: Y ✓ N

Address Mark's comments of 6-28-06



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. MCGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

MAIN OFFICE

33 AIRPORT CENTER DRIVE
SUITE 202

NEW WINDSOR, NEW YORK 12553

(845) 567-3100

FAX: (845) 567-3232

E-MAIL: MHENT@MHEPC.COM

WRITER'S E-MAIL ADDRESS:

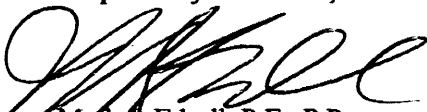
MJE@MHEPC.COM

**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: NEW WINDSOR BUSINESS PARK LOT LINE CHANGE
PROJECT LOCATION: TEMPLE HILL (FREEDOM) ROAD (NYS RT. 300)
SECTION 4 - BLOCK 2 - LOTS 16.1 and 16.4
PROJECT NUMBER: 06-21
DATE: 28 JUNE 2006
DESCRIPTION: THE APPLICATION PROPOSES A LOT LINE CHANGE TO ADD 0.715
ACRES TO LOT 16.4 FROM LOT 16.1.

1. The plan must depict the entirety of Lot 16.1, although this could be done with a smaller scaled key plan.
2. The plan must verify the resultant layout and zoning compliance of Lot 16.1 after the lot line change; a bulk table, with five columns (required per zoning, existing lot 16.1, proposed lot 16.1, existing lot 16.4 and proposed lot 16.4) should be added.
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.
4. The Planning Board should determine if a Public Hearing will be necessary for this minor subdivision (in form of lot line change), or if same (both preliminary and final) can be waived per Section 257-13 (A) of the Subdivision Regulations.
5. As per New York State General Municipal Law (GML 239), this application must be referred to the OCPD for review. We should determine if the site plan referral included a copy of the lot line revision plan. If so, no additional referral would appear necessary.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW06-21-28June06.doc

REGIONAL OFFICES

- 111 WHEATFIELD DRIVE - SUITE ONE • MILFORD, PENNSYLVANIA 18337 • 570-296-2765 •
• 540 BROADWAY • MONTICELLO, NEW YORK 12701 • 845-794-3399 •

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/28/2006

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
O [Disap, Appr]

FOR PROJECT NUMBER: 6-21

NAME: LOT LINE CHANGE - NEW WINDSOR BUSINESS PARK
APPLICANT: NEW WINDSOR BUSINESS PARK ASSOCIATION

--DATE-- MEETING-PURPOSE-----ACTION-TAKEN-----

05/25/2006 P.B. APPEARANCE

RETURN

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 06/28/2006

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 6-21

NAME: LOT LINE CHANGE - NEW WINDSOR BUSINESS PARK
APPLICANT: NEW WINDSOR BUSINESS PARK ASSOCIATION

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	06/16/2006	EAF SUBMITTED	06/16/2006	WITH APPLIC
ORIG	06/16/2006	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	06/16/2006	LEAD AGENCY DECLARED	/ /	
ORIG	06/16/2006	DECLARATION (POS/NEG)	/ /	
ORIG	06/16/2006	SCHEDULE PUBLIC HEARING	/ /	
ORIG	06/16/2006	PUBLIC HEARING HELD	/ /	
ORIG	06/16/2006	WAIVE PUBLIC HEARING	/ /	
ORIG	06/16/2006	FINAL PUBLIC HEARING	/ /	
ORIG	06/16/2006	PRELIMINARY APPROVAL	/ /	
ORIG	06/16/2006	LEAD AGENCY LETTER SENT	/ /	

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (845) 563-4615
Fax: (845) 563-4689

PLANNING BOARD APPLICATION

TYPE OF APPLICATION (check appropriate item):

Subdivision _____ Lot Line Change x Site Plan x Special Permit _____

Tax Map Designation: Sec. 4 Block 2 Lot 16.4

BUILDING DEPARTMENT PERMIT NUMBER:

PA 2006 - 268
MUST FILL IN THIS NUMBER

1. Name of Project Proposed Building Addition

2. Owner of Record New Windsor Business Park Associates Phone (718) 995-4577

Address: 147-39 175th Street Jamaica NY 11434
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same as Above Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan Dewkett Engineering, P.C. Phone (845) 876-5250

Address: 187 East Market Street Rhinebeck NY 12572
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney n/a Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

Katherine Dewkett (845) 876-5250 (845) 876-7209
(Name) (Phone) (fax)

7. Project Location: On the East side of Temple Hill Road
(Direction)

8. Project Data: Acreage 1.48 Zone PT School Dist. Newburgh

PAGE 1 OF 2

ENGINEER & PLANNER

(PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

06-21

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes _____ No x

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached Agricultural Data Statement.**

10. Detailed description of Project: (Use, Size, Number of Lots, etc.) Site plan amendment and lot line change for addition to existing building

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes _____ no x

12. Has a Special Permit previously been granted for this property? yes _____ no x

IF THIS APPLICATION IS SIGNED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION

SWORN BEFORE ME THIS:

[Signature]
(OWNER'S SIGNATURE)

8th DAY OF June 2006

(AGENT'S SIGNATURE)

Lenice T. Robinson
NOTARY PUBLIC

Please Print Agent's Name as Signed
LENICE T. ROBINSON
Notary Public, State of New York
No. 01R06021404
Qualified in Ulster County
Commission Expires February 9, 2007

TOWN USE: ONLY RECEIVED
TOWN OF NEW WINDSOR
JUN 16 2006
DATE APPLICATION RECEIVED: _____
ENCLOSURE

06-21
APPLICATION NUMBER

AGENT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Jonathan Miller, deposes and says that he resides
(OWNER)

at _____ in the County of _____
(OWNER'S ADDRESS)

and State of _____ and that he is the owner of property tax map

(Sec. 4 Block 2 Lot 16.4)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in
the foregoing application and that he designates:


(Agent Name & Address)

Dewkett Engineering, P.C. 187 E. Market St. Rhinebeck, NY 12572
(Name & Address of Professional Representative of Owner and/or Agent)

as his agent to make the attached application.

**THIS DESIGNATION SHALL BE EFFECTIVE UNTIL WITHDRAWN BY THE OWNER OR
UNTIL TWO (2) YEARS FROM THE DATE AGREED TO, WHICHEVER IS SOONER.**

SWORN BEFORE ME THIS:

****** 
Owner's Signature (MUST BE NOTARIZED)

6th DAY OF June 2006)
LENICE T. ROBINSON
Notary Public, State of New York
No. 01RO6021404
Qualified in Ulster County
Commission Expires February 9, 2007

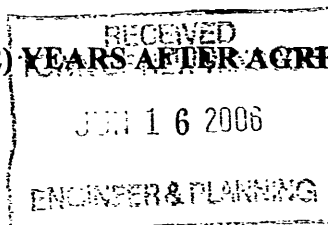
Lenice T. Robinson
NOTARY PUBLIC

Agent's Signature (If Applicable)

Katherine Ann Dewkett
Professional Representative's Signature

**** PLEASE NOTE: ONLY OWNER'S SIGNATURE MUST BE NOTARIZED.**

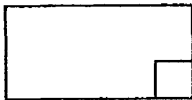
THIS PROXY SHALL BE VOID TWO (2) YEARS AFTER AGREED TO BY THE OWNER

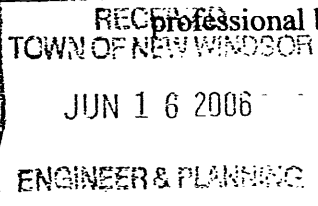


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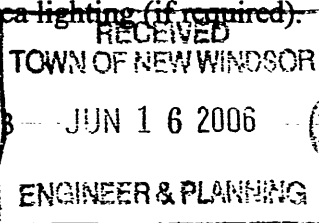
**TOWN OF NEW WINDSOR PLANNING BOARD
SUBDIVISION/LOT LINE CHANGE CHECKLIST**

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

1. ✓ Name and address of Applicant.
 - * 2. ✓ Name and address of Owner.
 3. ✓ Subdivision name and location
 4. ✓ **Provide 4" wide X 2" high box (IN THE LOWEST RIGHT CORNER OF THE PLAN) for use by Planning Board in affixing Stamp of Approval. (ON ALL PAGES OF SUBDIVISION PLAN)**
- SAMPLE:** 
5. ✓ Tax Map Data (Section, Block & Lot).
 6. ✓ Location Map at a scale of 1" = 2,000 ft.
 7. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
 8. n/a Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
 9. ✓ Date of plat preparation and/or date of any plat revisions.
 10. ✓ Scale the plat is drawn to and North arrow.
 11. ✓ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
 12. ✓ Surveyor's certificate.
 13. ✓ Surveyor's seal and signature.
 14. ✓ Name of adjoining owners.
 15. n/a Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
 - * 16. n/a Flood land boundaries.
 17. n/a A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.



18. ✓ Final metes and bounds.
19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. n/a Right-of-way widths.
22. n/a Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. n/a Show any existing waterways.
- *26. n/a A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. n/a Applicable note pertaining to owner's review and concurrence with plat together with owner's signature.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. ✓ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. n/a Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. n/a Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. n/a Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. n/a Indicate location of street or area lighting (if required).



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REFERRING TO QUESTION 9 ON THE APPLICATION FORM, IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. n/a Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.
37. n/a A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: Katherine Ann Dewkitt 6/8/06
Licensed Professional Date

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

PLEASE NOTE:

⌘ ⌘ ⌘ ⌘ ⌘ ⌘

THE APPLICANT OR THEIR REPRESENTATIVE IS RESPONSIBLE TO KEEP TRACK OF ALL EXPIRATION DATES FOR ANY AND ALL APPROVALS GRANTED TO A PROJECT. EXTENSIONS MUST BE APPLIED FOR PRIOR TO EXPIRATION DATE.

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ENGINEER & PLANNING

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617.20
Appendix C
State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
For UNLISTED ACTIONS Only

Part 1 - PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR: New Windsor Business Park Assoc	2. PROJECT NAME: Proposed Building Addition
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION: (Street address and road intersections, prominent landmarks, etc., or provide map) East side of Temple Hill Road in New Windsor Business Park	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input checked="" type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Site plan amendment and lot line change for addition to existing building	
7. AMOUNT OF LAND AFFECTED: Initially <u>1.48</u> acres Ultimately <u>2.17</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agricultural <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) name and permit/approvals Planning Board Approval	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) name and permit/approval Existing Building has valid site plan approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/Sponsor name: <u>New Windsor Business Park Assoc.</u> Date: <u>6/8/06</u> Signature: <u>[Signature]</u> <div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">RECEIVED TOWN OF NEW WINDSOR JUN 16 2006</div>	

If the action is in a Coastal Area, and you are a state agency, complete a PLANNING Coastal Assessment Form before proceeding with this assessment

OVER

66-21

PART II-ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE 1 THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF. ☐Yes ☐No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. ☐Yes ☐No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible.)

- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
- C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
- C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? ☐Yes ☐No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? ☐Yes ☐No If Yes, explain briefly:

Part III — DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

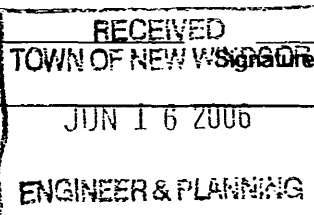
Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

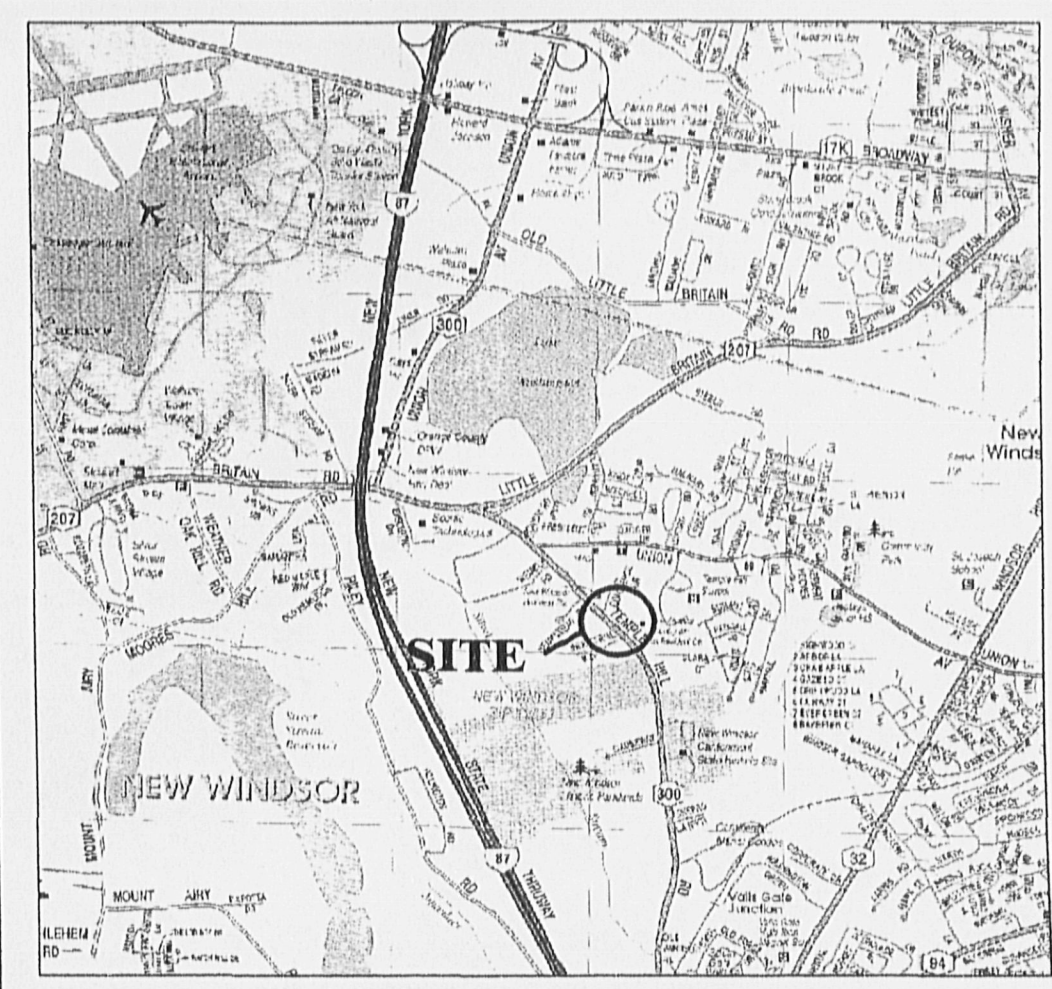
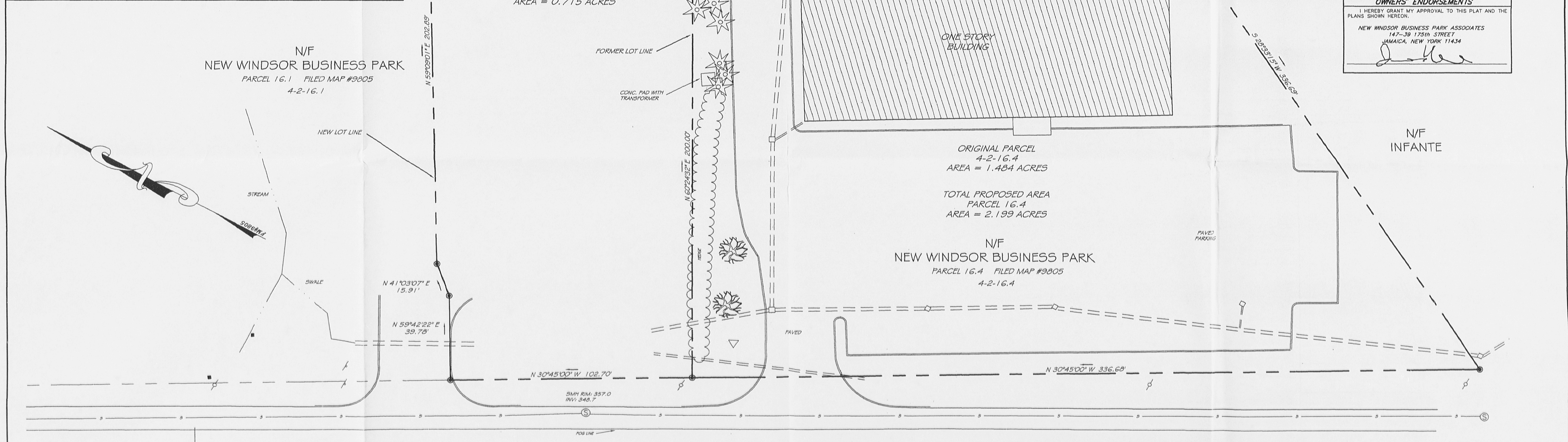
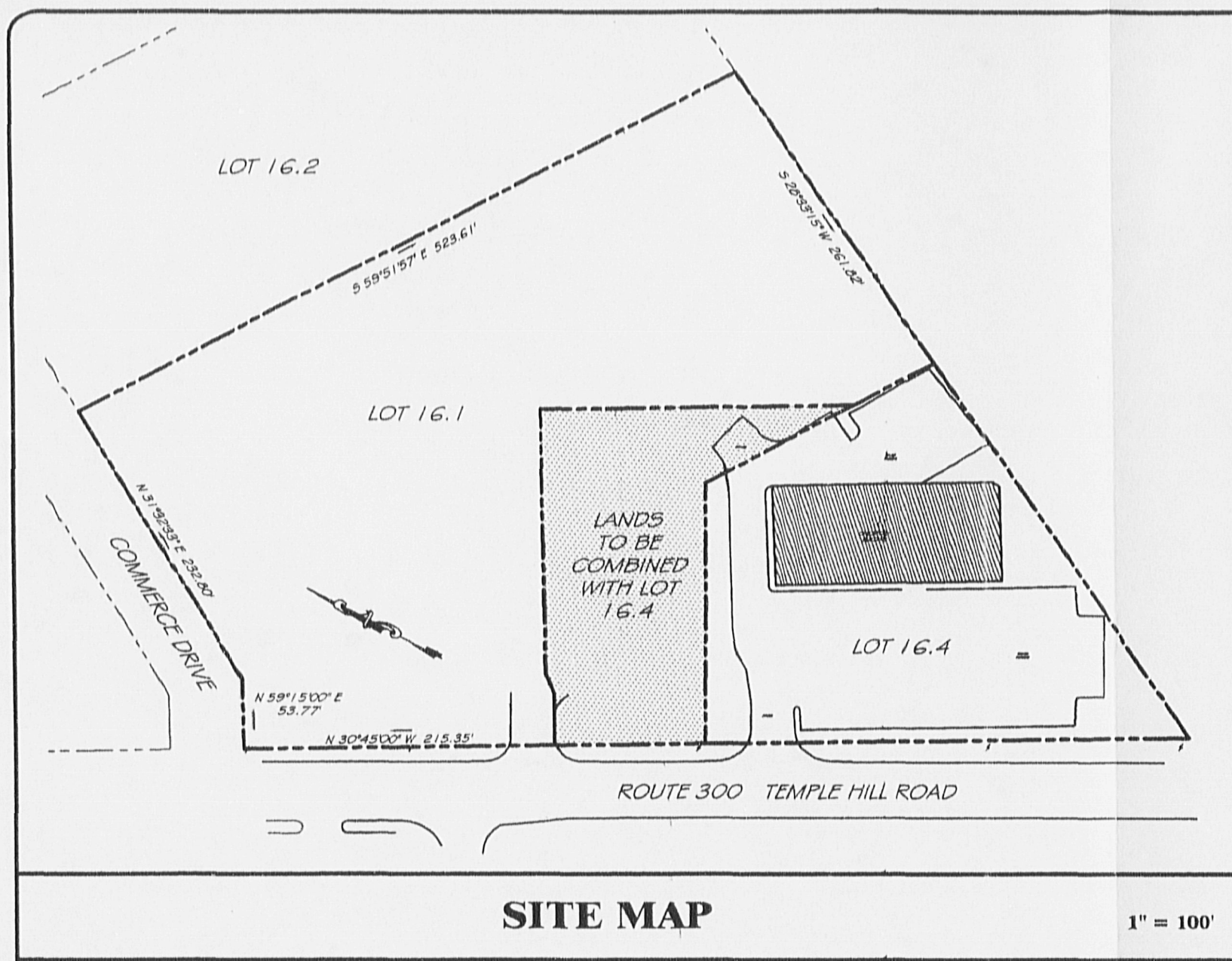
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency



Signature of Preparer (If different from responsible officer)

005-21



OWNERS' ENDORSEMENTS
 I HEREBY GRANT MY APPROVAL TO THIS PLAT AND THE PLANS SHOWN HEREON.
 NEW WINDSOR BUSINESS PARK ASSOCIATES
 147-39 175th STREET
 JAMAICA, NEW YORK 11434
[Signature]

	REQUIRED PER ZONING	EXISTING LOT 16.1	PROPOSED LOT 16.1	EXISTING LOT 16.4
MINIMUM LOT AREA	40,000 SF	174,162 SF	143,025 SF	64,625 SF
MINIMUM LOT WIDTH	150 FT	320.50'	210.06'	305.86'
REQUIRED FRONT YARD DEPTH	30 FT	NA	NA	11.11'
REQUIRED SIDE YARD TOTAL BOTH YARDS	15-40 FT	NA	NA	15-15.88'
REQUIRED REAR YARD	30 FT	NA	NA	14.25'
REQUIRED STREET FRONTAGE	NA	NA	NA	NA

- LEGEND**
- NO PHYSICAL BOUNDS
 - OH OVERHEAD WIRES
 - W WATER LINE
 - S SEWER LINE
 - G GAS LINE
 - UTILITY POLE
 - CATCH BASIN
 - GUY
 - NO EVIDENCE FOUND
 - SWAMP
 - MONUMENT

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

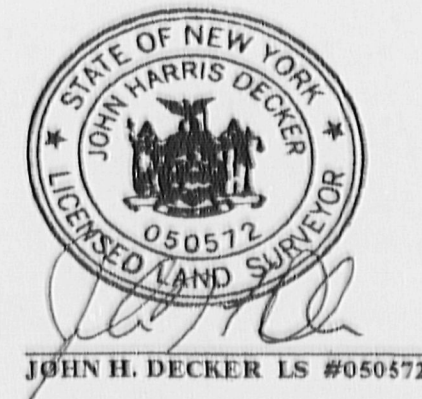
ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

SURVEYED AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE MAY 4, 2006.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.



REVISED 7/5/06 - ADD SITE MAP & BULK TABLE
 REVISED 6/9/06 - ADD PER SUBDIVISION CHECKLIST

LOT LINE REALIGNMENT
LOTS 16.1 & 16.4
 NEW WINDSOR BUSINESS PARK

TOWN OF NEW WINDSOR
 MAY 10, 2006

ORANGE COUNTY, NEW YORK
 1" = 20'

APPROVAL GRANTED BY TOWN OF NEW WINDSOR

OCT 17 2006

By: *[Signature]*
 Town Engineer, Secretary